

**2011 Comprehensive Plan & Zoning Review  
WALKERSVILLE REGION - PROPERTY OWNER REQUESTS  
October 12, 2011**

| CASE INFORMATION                                      | PROPERTY  | Existing      Requested      FCPC      BOCC |  |                                       |  |  | Staff Comments  |
|---|---|---|--|---------------------------------------|--|--|---|
| CASE # CPZ11-WA-1                                     | TAX MAP: 69   | COMP PLAN                                   | Ag Rural<br>(122 ac)                                 | Ag/Rural,<br>Rural Res.<br>(3.67 ac)  |  |  | Pre-2010 Plan: AgRural/Rural Sub. Plan and A/R-1 zoning<br>Pre-2006 Plan: AgRural/Rural Sub. Plan and A/R-1 zoning                  |
| APPLICANT:<br>Roger E. Cochran & Dora<br>Jean Cochran | PARCEL: 3   |   |  |                                       |  |  | ZONING  |
|   | ACRES: 122 ac.  |   |  |                                       |  |  |   |
|   | LOCATION: e/s McKaig Rd, approximately 3/4th mile south of MD 26                                  |   |  |                                       |  |  |   |
| CASE # CPZ11-WA-2                                     | TM: 41  | COMP PLAN                                   | LDR (93.3 ac),<br>LI (5.1 ac)                        | LDR (73.5 ac),<br>LI (24.9 ac)        |  |  | Pre-2010 Plan: LDR/RC Plan and A/R-1/LI zoning (in CGA)<br>Pre-2006 Plan: AgRural/Conserv./LI/LDR Plan and A/R-1/LI zoning (in CGA) |
| APPLICANT:<br>Orren F. Stein                          | P: 48   |   |  |                                       |  |  | ZONING  |
|   | ACRES: 98.45 ac.  |   |  |                                       |  |  |   |
|   | LOCATION: n/s Gravel Hill Rd; s/s MD 550; adjacent to Town of Woodsboro                           |   |  |                                       |  |  |   |
| CASE # CPZ11-WA-3                                     | TAX MAP: 58   | COMP PLAN                                   | Ag/Rural, NR,<br>LI (20.9 ac)                        | NR,<br>LDR (57.7 ac),<br>LI (20.9 ac) |  |  | Pre-2010 Plan: LDR/RC/LI Plan and A/RC zoning (in CGA)<br>Pre-2006 Plan: LDR/RC/LI Plan and A/RC zoning (in CGA)                    |
| APPLICANT:<br>G. Hunter and Eleanor G.<br>Bowers Jr.  | PARCEL: 89, 90  |   |  |                                       |  |  | ZONING  |
|   | ACRES: P. 89 (1.8 ac)<br>P.90 (107.6 ac)  |   |  |                                       |  |  |   |
|   | LOCATION: s/s Biggs Ford Rd; straddles Walkersville Southern RR; adjacent to Town of Walkersville |   |  |                                       |  |  |   |
| CASE # CPZ11-WA-4                                     | TM: 43  | COMP PLAN                                   | Ag Rural<br>(52.78 ac),<br>Rural<br>Community (2 ac) | Ag Rural,<br>Rural<br>Community       |  |  | Pre-2010 Plan: Rural Comm/AgRural Plan and R-1/VC/A zoning<br>Pre-2006 Plan: Rural Comm/AgRural Plan and A/VC/RC zoning             |
| APPLICANT:<br>Jeanette Dora Cermak                    | P: 30   |   |  |                                       |  |  | ZONING  |
|   | ACRES: 54.78 ac.  |   |  |                                       |  |  |   |
|   | LOCATION: e/s MD 75; south of Molasses Rd; village of Johnsville                                  |   |  |                                       |  |  |   |

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| <b>CASE # CPZ11-WA-5</b>   | TAX MAP: 60  | COMP PLAN | LDR<br>(48.34 ac),<br>Ag Rural<br>(17 ac) | LDR<br>(65.34 ac)                            |      | Pre-2010 Plan: LDR/RC Plan and R-3 zoning (in CGA)<br>Pre-2006 Plan: LDR/Conserv. Plan and R-3 zoning (in CGA)  |
| APPLICANT:<br>Libertytown Development<br>Company, LLC  | PARCEL: 51 (6 ac), p/o 64 (59.34 ac)<br><br>ACRES: 65.34 ac. (area of change request:<br>approx. 17 acres)<br>LOCATION: s/s of South St.; w/s of Jones Rd &<br>Green Valley Rd; village of Libertytown |           | R-3<br>(48.34 ac),<br>A<br>(17 ac)        | R-3<br>(65.34 ac)                            |      | Most of the property (2 parcels) is located within the County's<br>Libertytown CGA and is designated for LDR . Approx. 17 of the 60<br>acres were excised from the CGA and changed to A zoning (from<br>R-3) in the 2010 Plan. Staff have no objection to reversion to the<br>pre-2010 CGA with LDR plan and R-3 zoning on Parcel 64. the 6-<br>acre Parcel 51 remains almost entirely in the FEMA floodplain and<br>should remain with Ag/rural plan and A zoning. |
| <b>CASE # CPZ11-WA-6</b>   | TM: 60   | COMP PLAN | Ag Rural                                  | LDR (1.32 ac),<br>Ag Rural<br>(8.67 ac)      |      | Pre-2010 Plan: RC/AgRural Plan and A zoning<br>Pre-2006 Plan: Conserv./AgRural Plan and A zoning  |
| APPLICANT:<br>Michael W. & Lucille C.<br>Sutphin, Trustees - Sutphin<br>Family Revocable Trust | P: 58<br><br>ACRES: 9.99 ac. (area of change request:<br>approx. 1.32 ac)<br>LOCATION: e/s of MD 75; south of village of<br>Libertytown  |           | A   | R-1(1.32 ac),<br>A (8.67 ac)                 |      | Not in a CGA. No down-zoning. Seeking R-1 zoning on portion of<br>property that includes existing home, extension of CGA, and<br>appropriate Sewer Plan designations to allow for connection into<br>public systems. Rezoning is not the appropriate solution. A health<br>issue with the septic should dictate need for public sewer.  |
| <b>CASE # CPZ-WA-7</b>   | TAX MAP: 41  | COMP PLAN | Ag Rural,<br>LI (21.1 ac)                 | Ag Rural,<br>GI (21.1 ac)                    |      | Pre-2010 Plan: AgRural/GI Plan and A/GI/LI zoning (mostly in<br>CGA)<br>Pre-2006 Plan: AgRural/GI Plan and A/GI/LI zoning (mostly in<br>CGA)  |
| APPLICANT:<br>James E. Summers &<br>Catherine A. Summers                                       | PARCEL: 11<br><br>ACRES: 50.44 ac.<br><br>LOCATION: w/s of MD 194; property straddles<br>Maryland Midland Railway; south of Woodsboro  |           | A   | A (29.44 ac),<br>GI (14.6 ac),<br>LI 6.5 ac) |      | Majority of property is located within the County's and Town of<br>Woodsboro's CGAs and designated for LI . Zoning was changed<br>in 2010 Plan to facilitate annexation by Town of Woodsboro. Staff<br>recommends concurrence with municipal plan. Staff also does not<br>object to LI or GI plan if Town of Woodsboro does not object to<br>the GI. Zoning should remain A to facilitate annexation into<br>Woodsboro.   |
| <b>CASE # CPZ-WA-8</b>   | TM: 51   | COMP PLAN | GC/VC                                     | VC<br>(or GC/HDR)                            |      | Pre-2010 Plan: VC/RC Plan and GC/VC zoning (in CGA)<br>Pre-2006 Plan: VC Plan and VC zoning (in CGA)  |
| APPLICANT:<br>Frall Developers, Inc  | P: 123 (Lots 1 & 3)<br><br>ACRES: 76,382 sf (1.75 ac.) total<br>Lot 1: 38,842 sf<br>Lot 2: 37,540 sf<br>LOCATION: n/s of Main Street/MD 26<br>(Libertytown); at western terminus of North St.          |           | GC/VC                                     | MX<br>(or GC/R-16)                           |      | No Downzoning. Lot 1 is already zoned GC (site of 7-Eleven<br>store). Lot 3 is vacant and is zoned VC. Seeking MX, GC, or R-16<br>for Lot 3. Staff supports maintaining VC zoning which would permit<br>density similar to that of the existing condos.   |

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| <b>CASE # CPZ11-WA-9</b>                                    | TAX MAP: 51  | COMP PLAN | Ag Rural  | Rural Community   |      | Pre-2010 Plan: LDR/RC Plan and R-1 zoning<br>Pre-2006 Plan: LDR Plan and R-1 zoning<br><br>Outside of Libertytown CGA. Staff have no objection to restoration of R-1 zoning <b>if subdivision plan application for this site was filed prior to January 2009.</b>   |
| APPLICANT:<br>Libertytown Associates, LP                    | PARCEL: 103  |           |           |                   |      |   |
|   | ACRES: 88.05 ac. (change requested on 25.539 ac. portion of parcel)<br>LOCATION: n/s Liberty Rd/MD 26; between Liberty Knolls Ct & Fox Ridge Dr; east of Libertytown | ZONING    | A         | R-1               |      |   |
| <b>CASE # CPZ11-WA-10</b>                                   | TM: 42   | COMP PLAN | MDR       | LI                |      | Pre-2010 Plan: LI Plan and LI zoning (in CGA)<br>Pre-2006 Plan: LI Plan and LI zoning (in CGA)<br><br>Property is located within the County's and Town of Woodsboro's CGAs and designated for MDR land uses. Zoning was changed in 2010 Plan to facilitate annexation by Town of Woodsboro. Staff recommends concurrence with municipal plan (MDR) and to maintain A zoning to facilitate annexation. |
| APPLICANT:<br>Wm. D. Bowers Lumber Co.                      | P: 226   |           |           |                   |      |   |
|   | ACRES: 12.583 ac.<br>LOCATION: w/s South Main St at intersection with Hildebrand La;   | ZONING    | A         | LI                |      |   |
| <b>CASE # CPZ11-WA-11</b>                                   | TAX MAP: 58  | COMP PLAN | LI, NR    | LI                |      | Pre-2010 Plan: RC/LI Plan and RC/A zoning<br>Pre-2006 Plan: Conserv/LI Plan and RC/A zoning (in CGA)<br><br>No downzoning in 2010 or 2006. Majority of parcel in Town of Walkersville CGA. Property straddles Walkersville Southern RR and incorporated portion of Town that includes rail right-of-way. Town Plan designates as LI. Zoning should remain A to facilitate annexation.                 |
| APPLICANT:<br>Gloria J. Barr, Etal<br>(Estate of Mary Baer) | PARCEL: 58   |           |           |                   |      |   |
|   | ACRES: 89 ac.<br>LOCATION: n/s & e/s of Retreat Rd; straddling the railroad r.o.w. (Walkersville Southern/MDOT); west of Walkersville                                | ZONING    | A, RC     | LI                |      |   |
| <b>CASE # CPZ11-WA-12</b>                                   | TM: 59   | COMP PLAN | Ag Rural  | Rural Residential |      | Pre-2010 Plan: AgRural Plan and A zoning<br>Pre-2006 Plan: AgRural Plan and A zoning<br><br>Not in a CGA. No down-zoning. Seeking R-1 zoning on 150-acre property that includes former Burton Nursery operation. Staff recommend maintenance of current plan and zoning designations.   |
| APPLICANT:<br>Shakil H. Siddiqui                            | P: 44  |           |           |                   |      |   |
|   | ACRES: 150<br>LOCATION: intersection of Liberty Rd/MD 26 & Chestnut Grove Rd (SE quadrant); east of Mount Pleasant   | ZONING    | A         | R-1               |      |   |

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| <b>CASE # CPZ11-WA-13</b>  | TAX MAP: 58   | COMP PLAN | Ag Rural, NR | Ag Rural & in<br>Fred. CGA |      | Pre-2010 Plan: AgRural Plan and A zoning<br>2006 Plan: AgRural & within Walkersville CGA on Plan and A zoning<br>Site was removed from Walkersville CGA in 2010 Plan<br>Applicant seeks inclusion within Frederick CGA and exclusion from Walkersville Priority Preservation Area (PPA).<br>The site is not within either Frederick's or Walkersville's growth area. Consideration of request should be made as part of next updates to either Frederick's or Walkersville's Plan. |
| APPLICANT:<br>Glade Valley Joint Venture (for<br>Glade Valley Farms Inc) &<br>Blake Construction Company,<br>Inc | PARCEL: 7, 35, 74, 84, 182, & 269   |           |              |                            |      |  |
|  | ACRES: 882.75 ac.   |           |              |                            |      |  |
|  | LOCATION: n/s & s/s of MD 26; west of Crum Rd   | ZONING    | A, RC        | A, RC                      |      |  |
| <b>CASE # CPZ11-WA-14</b>  | TM: 68  | COMP PLAN | Ag Rural     | Ag Rural & in<br>Fred. CGA |      | Pre-2010 Plan: AgRural Plan and A zoning<br>2006 Plan: AgRural Plan and A zoning<br><br>Applicant seeks inclusion within Frederick CGA and exclusion from Walkersville PPA.<br>The parcels <u>are not</u> included within the City's 20-year urban growth boundary.  |
| APPLICANT:<br>Beattie I. Renn  | P: 3, 5, & 47   |           |              |                            |      |  |
|  | ACRES: 387.55 ac.   |           |              |                            |      |  |
|  | LOCATION: n/s & s/s of Gas House Pike; east of Riverside  | ZONING    | A            | A                          |      |  |
| <b>CASE # CPZ11-WA-15</b>  | TAX MAP: 42   | COMP PLAN | MDR          | GC                         |      | Pre-2010 Plan: GC Plan and GC zoning (in CGA)<br>Pre-2006 Plan: GC Plan and GC zoning (in CGA)<br><br>Property is located within the County's and Town of Woodsboro's CGAs and designated for MDR land uses. Zoning was changed in 2010 Plan to facilitate annexation by Town of Woodsboro. Staff recommends maintaining A zoning to facilitate annexation into Woodsboro.   |
| APPLICANT:<br>Lew Myers  | PARCEL: 89  |           |              |                            |      |  |
|  | ACRES: 4.7 ac.  |           |              |                            |      |  |
|  | LOCATION: intersection of Hildebrand Lane & South Main St (NE quadrant); south of, and adjacent to, Town of Woodsboro | ZONING    | A            | GC                         |      |  |